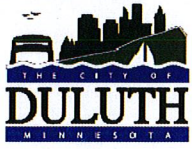
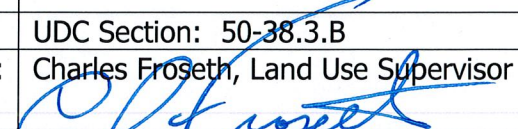
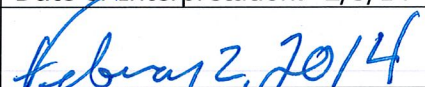


UDC Interpretation	#14-02	
	Scope of "repaired or reconstructed" in Sec. 50-38.3.B.	
	UDC Section: 50-38.3.B	Date of Interpretation: 2/3/14
Approved by:	Charles Froseth, Land Use Supervisor 	

BACKGROUND: The Unified Development Chapter of the City of Duluth Legislative Code (UDC) is the official body of rules and regulations to guide land use and development in the City of Duluth, Minnesota. UDC Sec. 50-10 *Interpretation* authorizes the land use supervisor to interpret the provisions of this Chapter.

The question was asked: what is the scope of "repaired or reconstructed" as it related to nonconforming structures damaged or deteriorated by less than 50% of reconstruction value in Sec. 50-38.3.B?

UDC INTERPRETATION:

The repaired or reconstructed structure must be of the same volume or smaller, be located in the same footprint as the original structure, and have fewer adverse impacts on surrounding properties as the original structure. The City anticipates a technical correction to this provision will be part of the annual UDC amendment package in the future.

DISCLAIMER: While it is the intent of the administration to submit a technical correction to the city council consistent with this interpretation, the code can only be amended by city council action. This interpretation is not intended to be a promise or guarantee that the proposed amendment will be enacted.